

SUBDIVISION

Issued By: CHICAGO TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

70033000

CHICAGO TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Tryg Fortun and Barbara Fortun, husband and wife

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Ticor Title Company
701 5th Ave., Ste. 2560
Seattle, WA 98104

Countersigned By:

A handwritten signature in cursive script, likely belonging to the Authorized Officer or Agent.

Authorized Officer or Agent



Chicago Title Insurance Company

By:

A handwritten signature in cursive script, likely belonging to the President of the Chicago Title Insurance Company.

President

Attest:

A handwritten signature in cursive script, likely belonging to the Secretary of the Chicago Title Insurance Company.

Secretary

ISSUING OFFICE:

Title Officer: Mike Wilson
Ticor Title Company
701 5th Ave., Ste. 2560
Seattle, WA 98104
Phone: 253-765-7258 Fax: 877-521-9938
Main Phone: (425)255-7575
Email: mike.wilson@ticortitle.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$250.00	\$24.00

Effective Date: September 11, 2015 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Tryg Fortun and Barbara Fortun, husband and wife

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

LOTS 1 THROUGH 8, BLOCK 75, THE CITY OF DES MOINES, ACCORDING TO THE PLAT THEREOF, RECORDED
IN VOLUME 4 OF PLATS, PAGE 33, IN KING COUNTY, WASHINGTON.

SCHEDULE B

1. Easement(s) and the terms and conditions thereof:

Granted to: Puget Sound Power & Light Company, a Washington Corporation
Purpose: Underground electric transmission and/or distribution system together with all necessary or convenient appurtenances
Recording Date: September 1, 1992
Recording No.: 9209010438
Affects: The South 10 feet of the East 10 feet of Lot 8

Contains covenant prohibiting structures over said easement or other activities which might endanger the underground system.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of The City of Des Moines:

Volume 4, Page 33

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2015
Tax Account Number: 200660-1040-07
Levy Code: 1105
Assessed Value-Land: \$552,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes: Billed: \$8,326.93
Paid: \$4,163.47
Unpaid: \$4,163.46

4. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

LTS. 1 - 8, BLK. 75, THE CITY OF DES MOINES
Tax Account No.: 200660-1040-07

The Public Records indicate that the address of the improvement located on said Land is as follows:

22607 Marine View Drive South
Des Moines, WA 98198

SCHEDULE B
(continued)

END OF SCHEDULE B



Cover Page
Order #: 70033000

Searched By: TICNA1192
Created On: 9/17/2015 1:16:53 PM

Company: TICOR TITLE/RENTON/1

CRN: 0001100092

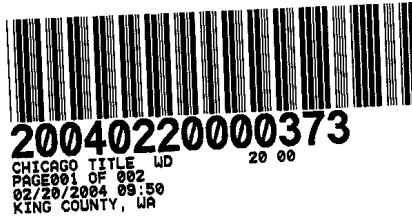
	State / County	Req. Pages	Copies	Status/Comment
--	----------------	------------	--------	----------------

📁 ORDER 70033000

 PROPERTY

IMAGE: KC:2004 20040220000373	WA / KING	All	1
IMAGE: KC:2012 20120323001749	WA / KING	All	1

AFTER RECORDING MAIL TO.
STEGIN, L.L.C
P O. BOX 98998
DES MOINES, WA 98198



E2019142

02/20/2004 09:25
KING COUNTY, WA
TAX \$8,900 00
SALE \$500,000 00

PAGE 001 OF 001

Filed for Record at Request of
Des Moines Escrow, Inc.
Escrow Number 4393

Statutory Warranty Deed

Grantor(s) BLAIS ENTERPRISES, INC.

Grantee(s) STEGIN, L.L.C.

Abbreviated Legal Lot 1-8, Block 75, as per Plat recorded in Volume 4 of Plats,
Page 33 inclusive, records of KING County, WA

Additional legal(s) on page

Assessor's Tax Parcel Number(s) 200660-1040-07

CT# 1123 809-4

THE GRANTOR BLAIS ENTERPRISES, INC., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
WHICH IS PAID TO A QUALIFIED INTERMEDIARY AS PART OF AN I.R.C. SECTION 1031
DEFERRED EXCHANGE
in hand paid, conveys and warrants to STEGIN, L.L.C., a Washington Limited Liability
Company
the following described real estate, situated in the County of KING, State of Washington:
LOTS 1 THROUGH 8, BLOCK 75, THE CITY OF DES MOINES, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 33, IN KING COUNTY, WASHINGTON.

Dated this 18 day of February 2004

By BLAIS ENTERPRISES, INC. By _____

By DELOY L. WEISS, PRESIDENT By _____

STATE OF WASHINGTON }
County of KING } SS:

I certify that I know or have satisfactory evidence that DELOY L. WEISS

are the person s who appeared before
me, and said person she acknowledged that she signed this instrument, on oath stated that her
authorized to execute the instrument and acknowledge it as the PRESIDENT
of BLAIS ENTERPRISES, INC.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

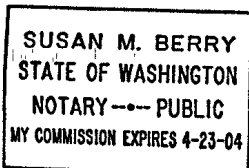
Dated 2/18/04

SUSAN M. BERRY

Notary Public in and for the State of WASHINGTON

Residing at REDONDO

My appointment expires 4/23/2004



CHICAGO TITLE INSURANCE COMPANY
A L.T.A COMMITMENT
SCHEDULE B
(Continued)

Order No 001123809
Your No

SPECIAL EXCEPTIONS

- A 1. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF
- | | |
|------------------|---|
| GRANTEE | PUGET SOUND POWER & LIGHT COMPANY,
A WASHINGTON CORPORATION |
| PURPOSE | UNDERGROUND ELECTRIC TRANSMISSION
AND/OR DISTRIBUTION SYSTEM |
| AREA AFFECTED | THE SOUTH 10 FEET OF THE EAST 10
FEET OF LOT 8 |
| RECORDED | SEPTEMBER 1, 1992 |
| RECORDING NUMBER | 9209010438 |

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER
ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.



W211-0144 (4)
TICOR TITLE

AFTER RECORDING RETURN TO

Ken Davidson
Davidson, Czeisler & Kilpatric, P.S.
P.O. Box 817
Kirkland, WA 98083



20120323001749

TICOR NATIONAL TD 65.00
PAGE-001 OF 004
03/23/2012 16:29
KING COUNTY, WA

E2535260

03/23/2012 16:26
KING COUNTY, WA
TAX \$10.00
SALE \$0.00

PAGE-001 OF 001

TRUSTEE'S DEED

Davidson, Czeisler & Kilpatric, P.S., the GRANTOR, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Tryg Fortun and Barbara Fortun, husband and wife, hereinafter referred to as GRANTEE, that real property, situated in the County of King, State of Washington, described as follows:

LOTS 1 THROUGH 8, BLOCK 75, THE CITY OF DES MOINES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF
PLATS, PAGE 33, IN KING COUNTY, WASHINGTON.

Tax Parcel Number: 200660-1040-07

the postal address of which is more commonly known as: 22607 Marine View Dr.
S., Des Moines, WA 98198.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated January 27, 2004 recorded February 20, 2004 under Auditor's File No. 20040220000374, records of King County, Washington from Stegin, LLC, as Grantor, to Davidson, Czeisler & Kilpatric, P.S., as Successor Trustee, to secure an obligation in favor of Tryg Fortun and Barbara Fortun, husband and wife, as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$400,000.00 with interest thereon, according to the terms thereof, in favor of Tryg Fortun and Barbara Fortun, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

K:\CLIENTS\KHD\1069.17\DOCS\TRUSTEE'S DEED.doc

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Tryg Fortun and Barbara Fortun, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or its authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on December 7, 2011, recorded in the office of the Auditor of King County, Washington, a Notice of Trustee's Sale of said property which was recorded under King County Recording No. 20111207000223.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale on the steps in front of the entrance to the Emerald Building, at 520 Kirkland Way in the City of Kirkland, State of Washington, a public place, on the 16th day of March, 2012, at the hour of 10:00 a.m., and in accordance with law caused copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given, as provided in Revised Code of Washington, Chapter 61.24 et seq.

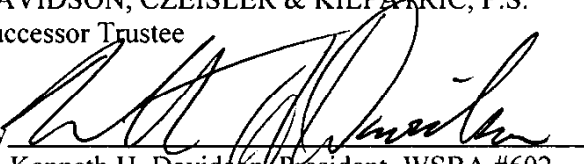
10. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 16, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$587,927.53 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED: March 16, 2012

DAVIDSON, CZEISLER & KILPATRICK, P.S.
Successor Trustee

By

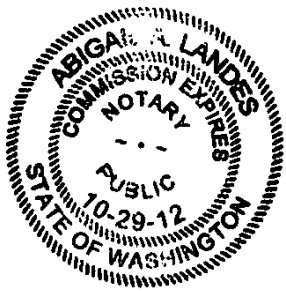

Kenneth H. Davidson, President, WSBA #602




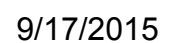
[illegible]

I certify that I know or have satisfactory evidence that KENNETH H. DAVIDSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged he is President of Davidson, Czeisler & Kilpatric, P.S., the Successor Trustee, and executed this instrument on behalf of the Successor Trustee as its free and voluntary act as such for the uses and purposes mentioned in the instrument.

DATED: March 16, 2012




Notary Public in and for the State of
WA, residing in Bellvue
My commission expires: 10/29/12



CC-0

Store Month

